

STAGS

Chittle Wood , Chittlehamholt, Umberleigh, Devon EX37 9NS

A highly attractive block of mature broadleaved woodland on the edge of the sought-after village of Chittlehamholt

South Molton 6 miles Barnstaple 12 miles

• 3.64 acres (1.47 hectares) • Mature mixed broadleaved woodland • Impressive oak trees • Gated access • Ideal amenity woodland • Edge of Chittlehamholt village

Guide Price £40,000

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Situation

Chittle Wood is situated on the eastern edge of the popular North Devon village of Chittlehamholt, nestled above the attractive Mole Valley. The village benefits from a well-regarded public house, The Exeter Inn and a community shop. The popular market town of South Molton is only 6 miles and the regional centre of Barnstaple is about 12 miles.

Description

Extending to approximately 3.64 acres (1.47 hectares), Chittle Wood is an attractive parcel of mature mixed broadleaved woodland, offering an excellent opportunity to acquire an easily managed amenity woodland in a peaceful rural setting.

The woodland is particularly notable for its impressive mature oak trees, many of which are tall, straight-grown specimens that dominate the canopy and provide real character. These are complemented by a variety of native broadleaved species including hazel, ash, birch and holly, creating an attractive and diverse woodland environment. The woodland is easy to explore, while the open canopy in places allows light to reach the woodland floor, supporting seasonal displays of bluebells, ferns, wood anemones and wild garlic.

The woodland enjoys good access via a gated entrance.

Access

The woodland is accessed via a short track from the village.

Tenure

The woodland is owned freehold and vacant possession will be available upon completion.

Wayleaves and rights of way

The woodland is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

A public footpath leads through and beyond the woodland.

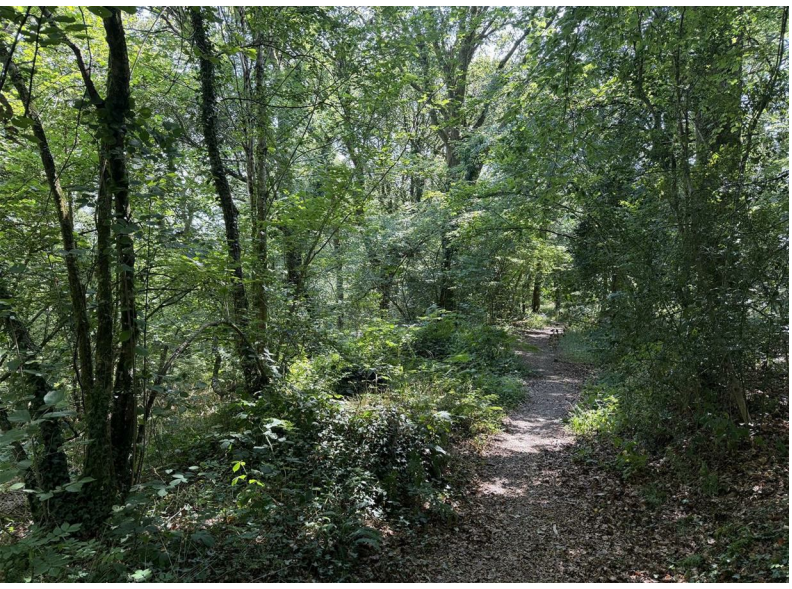
Viewing

Viewings by appointment through the sole selling agents, Stags on 01769 572263.

Directions

From the centre of Chittlehamholt, diagonally opposite the turning for Portsmouth Arms, continue along a track marked with a public footpath sign. The entrance to the woodland will be found on the left after about 150m.

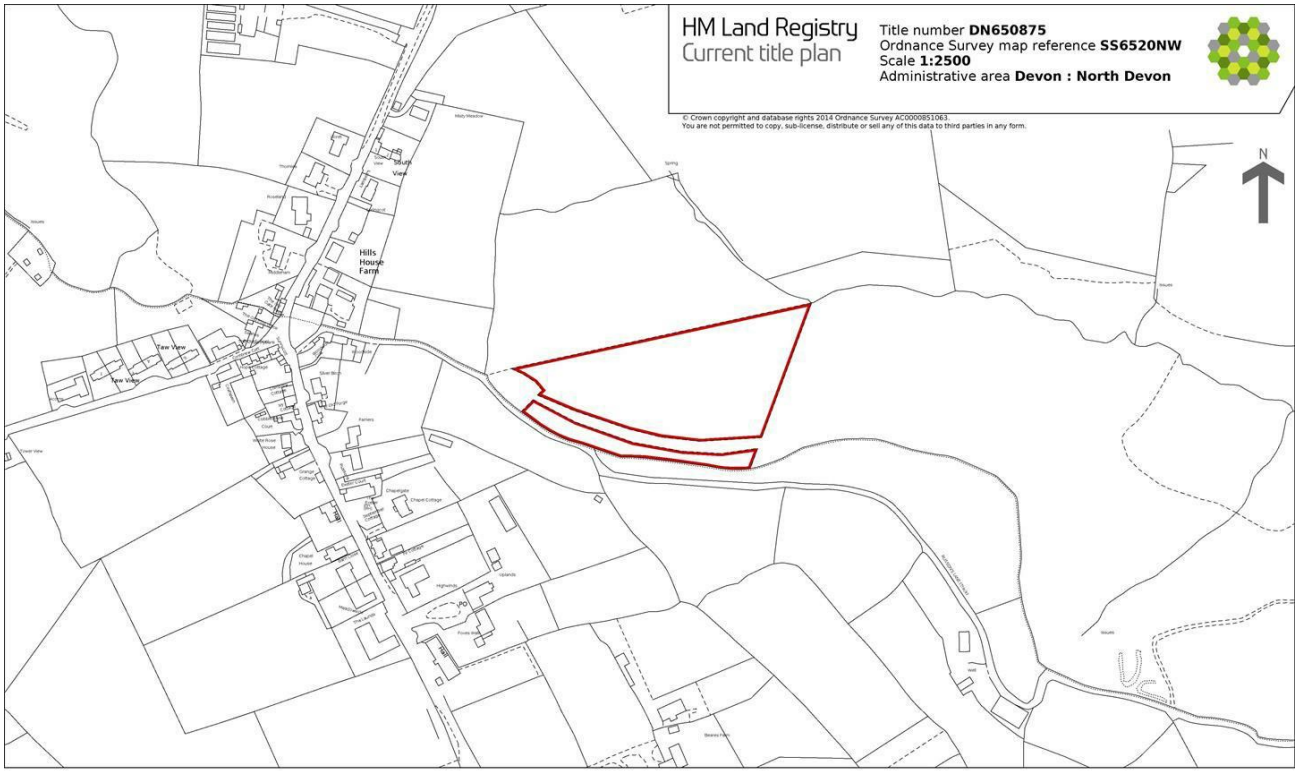
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This title is dealt with by HM Land Registry, Plymouth Office.

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